

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		ELMHURST RD, ARLINGTON

## OWNERSHIP

Owner 1:	ERINGROS MASKIN			
Owner 2:	ERINGROS NATALIE			
Owner 3:				
Street 1:	18 ELMHURST ROAD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	CHAMPEY JOSEPH A--ETAL -		
Owner 2:	CHAMPEY MARGARET R -		
Street 1:	18 ELMHURST ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .183 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1987, having primarily Vinyl Exterior and 3052 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.18260	Total SF/SM:	7954	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	526,898	SpL Credit	Total:	526,900
--------------	---------	--------------	------	-------------	-----	------------	---------------	-----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1  
CARD

## Residential

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

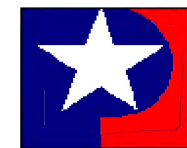
Total Card /

**Total Parcel**

**1,011,500**

**1,011,500**

**1,011,500**



**Patriot**  
Properties Inc.

## USER DEFINED

	Prior Id # 1:	146078
	Prior Id # 2:	
	Prior Id # 3:	
6	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
5	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

## ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
6/25/2014	External Ins	PC	PHIL C
4/29/2009	Measured	372	PATRIOT
3/30/2001	MLS	MM	Mary M
3/21/2000	Inspected	276	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	264	PATRIOT
1/1/1989		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7954.000	475,700	8,900	526,900	1,011,500
Total Card	0.183	475,700	8,900	526,900	1,011,500
Total Parcel	0.183	475,700	8,900	526,900	1,011,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		331.42	/Parcel: 331.42

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	475,700	8900	7,954.	526,900	1,011,500		Year end	12/23/2021
2021	101	FV	462,300	8900	7,954.	526,900	998,100		Year End Roll	12/10/2020
2020	101	FV	462,300	8900	7,954.	526,900	998,100	998,100	Year End Roll	12/18/2019
2019	101	FV	370,400	9300	7,954.	559,800	939,500	939,500	Year End Roll	1/3/2019
2018	101	FV	370,400	9300	7,954.	408,300	788,000	788,000	Year End Roll	12/20/2017
2017	101	FV	370,400	9300	7,954.	355,700	735,400	735,400	Year End Roll	1/3/2017
2016	101	FV	370,400	9300	7,954.	303,000	682,700	682,700	Year End	1/4/2016
2015	101	FV	368,000	9600	7,954.	296,400	674,000	674,000	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

## EXTERIOR INFORMATION

Type:	6	- Colonial
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BEIGE	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1987	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	25 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

## MOBILE HOME

## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	19X22	A	AV	1987	23.08	T	25.6	101			7,200			7,200
22	Wood Deck	D	Y	1	12x20	A	FR	1990	10.17	T	29	101			1,700			1,700